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Sent: Friday, October 21, 2005 1:14 PM
To: ATR-Real Estate Workshop

Subject: Competition and the Real Estate Workshop



October 21, 2005

Re: "Competition and the Real Estate Workshop" – Comment, Project No. V050015

TO: U.S. Department of Justice

Federal Trade Commission/Office of the Secretary

The MLS is a cooperative, broker-to-broker offer of cooperation and compensation that help both brokers and customers buy and sell homes. It is not a public utility, nor should it be.

The beauty of the MLS is that it allows real estate brokerages of every size to compete on a level playing field. It gives all of us access to an inventory of property listings that we are able to show and sell to our clients.

The MLS doesn't discriminate. All MLS members are treated equally, regardless of their size or their business model, and yet the rights of property owners and their listing brokers are respected. The rules of the MLS achieve a delicate balance between respecting the rights of listing brokers so they will continue to be willing to contribute their inventory of listings and permitting cooperating brokers the ability to show those listings and be assured of receiving compensation if they bring about a successful sale.

Sincerely,

Marilyn B. Kendall

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